



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
March 15, 2022 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 15, 2022 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press *9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 873 F – 820 Cambridge Oval

Request of Ronald Eckels of Don B. McDonald Architect, AIA, Ltd., applicant, representing Jyl and Randy Cain, owners, for the compatibility review of the proposed design located at 820 Cambridge Oval in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2nd floor. You may also contact Eron Spencer (espencer@alamoheightstx.gov) or Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

Property Address: 820 Cambridge Oval
Original Architect: N/A

Architecture Type:
Year Built: N/A

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	17,169		17,169	
Main house footprint			4,084	
Front porch			-	
Side porch 1			-	
Side porch 2			-	
Rear porch			520	
Garage footprint			928	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):			5,532 / 17,169	
Total Lot Coverage:			32.22%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area			17,169	
Main house: 1st floor			4,084	
Main house: 2nd floor			899	
Garage: 1st floor			928	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):			5,911 / 17,169	
Total FAR:			0.34	
Height of Main Structure:	\$2,280		26' above avg. grade	

***Lot coverage** is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (**Exception:** The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

****Floor area ratio (FAR)** is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 820 Cambridge Oval

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	-		5,532	
Driveway/Parking Pad			1,808	
Walkways			1,550	
Swimming Pool/Spa			310	
Other impervious cover: _____			-	
Total impervious surface cover (in this project):			9,200	
Total impervious surface cover <u>removed/existing</u> (in this project):			3,500 removed with demo permit	
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			5,700	
Stormwater Development Fee*			\$2,280	

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff	
Front yard setback area	4,000		4,000		A
Footprint of any structure(s)			-		
Driveway/Parking Pad			-		
Walkways			1,200		
Other impervious cover: _____			-		
Impervious surface cover within front yard setback in this project			1,200		B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			-		
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			1,200		
Impervious surface cover proposed within front yard setback			B / A	B / A	
Maximum 30% allowed for SF-A and SF-B Districts			30%		

*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	248.00'	133.32'	131.72'	S 63°11'42" E	30°48'00"

LINE	BEARING	DISTANCE
L1	S 10°50'07" W	17.78'
L2	N 79°09'53" W	1.32'
L3	S 13°53'43" W	40.13'
L4	S 11°46'49" W	40.71'
L5	SOUTH	3.21'
L6	N 32°50'00" W	45.15'

LEGAL DESCRIPTION OF LAND:
THE NORTH IRREGULAR 135' PART OF LOT 1, BLOCK 46, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 105, PG.(S) 290-296, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOL. 4339, PG. 259, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT TRACT II BEING 211 SQ. FT. OF THE NORTH PORTION OF LOT 1, AS DESCRIBED BY DEED RECORDED IN VOL. 6018, PG. 312, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TREE LABEL #	DIAMETER	DESCRIPTION
1	15"	ARIZONA ASH
2	6"	LOQUAT
3	6"	FIG
4	7"	LOQUAT
5	9"	RED OAK
6	9"	RED OAK
7	7"	CREAP MYRTLE
8	7"	CREAP MYRTLE
9	22"	RED OAK
10	20"	RED OAK
11	24"	MESQUITE
12	17"	RED OAK
13	12"	RED OAK
14	28"	LIVE OAK
15	20"	PECAN
16	14"	LIVE OAK
17	7"	GUM BULLY

LEGEND

These standard symbols will be found in the drawing.

- — — — — BOUNDARY LINE
- — — — — WOOD FENCE
- — — — — OVERHEAD ELECTRIC
- ⊙ SET IRON ROD
- POINT OF REFERENCE
- ⊙ FOUND IRON ROD
- ⊙ POWER POLE
- ⊙ METER POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

TREES TO REMAIN, UNLESS NOTED OTHERWISE

22" RED OAK DIED OF DROUGHT ca. 2013, NO LONGER EXISTS

20" RED OAK DIED OF DROUGHT ca. 2013, NO LONGER EXISTS

7" CREPE MYRTLE, TO BE REMOVED

7" GUM BULLY, TO BE REMOVED

7" CREPE MYRTLE, TO BE REMOVED

9" RED OAK, TO BE REMOVED

7" LOQUAT, TO BE REMOVED

6" FIG, TO BE REMOVED

15" ASH, TO BE REMOVED

6" LOQUAT, TO BE REMOVED

24" HERITAGE MESQUITE TO BE REMOVED

17" RED OAK, TO BE REMOVED

28" HERITAGE LIVE OAK, TO BE REMOVED

20" PECAN, TO BE REMOVED

14" LIVE OAK, TO BE REMOVED

DAVID R. STEPHENS & SHANNON F. STEPHENS
CALLED 0.182 ACRES TRACT
(VOL. 6018, PG. 312)

PRESTON F. POSTER & LISA M. POSTER
CALLED 0.147 ACRES TRACT
(VOL. 8597, PG. 1921)

DESIGN DEVELOPMENT REVIEW-- NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SURVEYOR'S NOTE:
BASIS OF BEARING, VOL. 8597, PG. 1921, DEED RECORDS OF BEXAR COUNTY, TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0605 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property is IN a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE

0' 30' 60'

TOPOGRAPHY & TREE SURVEY

JOB NO.:	1103005576	NO.	REVISION	DATE
DATE:	04/21/11			
DRAWN BY:	MN/UB			
APPROVED BY:	RJR			



Z:\Roy Ronnefeldt\sign-01.jpg
ROY JOHN RONNEFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 111, PAGE 292, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 116, PAGE 452, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 383, PAGE 407, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Z:\Roy Ronnefeldt\sign-01.jpg

AMERISURVEYORS,LLC
17715 Worldview Dr. Suite 200, San Antonio, Texas 78258
Phone: (210) 367-2200 Fax: (210) 320-1043 or 1 (866) 949-9642

1

MEETS AND BOUNDS/TREE SURVEY

SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION	
PROPERTY ADDRESS	820 Cambridge Oval Alamo Heights, TX 78209
BEING	.3941 ACRES (17,169 SQ.FT.) BEING LOT 1 OF BLOCK 46, C.B. 4024 IN THE CITY OF Alamo Heights BEXAR COUNTY, TEXAS 78209

TOPOGRAPHY LEGEND	
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	ABANDONED TOPOGRAPHY

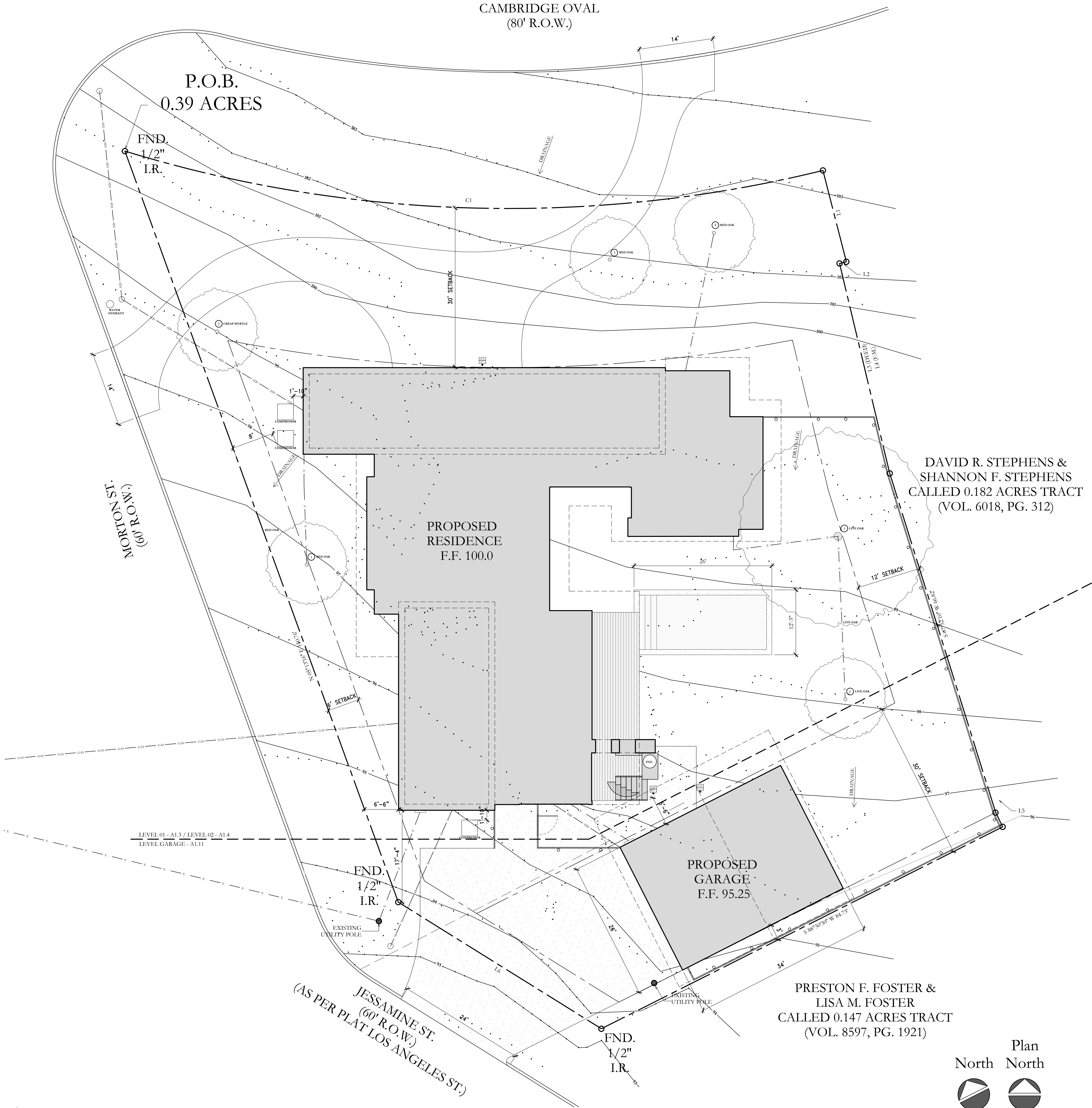
PROJECT INFORMATION	
AREA CALCULATIONS	
MAIN HOUSE	
1st FLOOR	4193 S.F.
2nd FLOOR	1830 S.F.
TOTAL	6023 S.F.
PORCH	347 S.F.
GARAGE	884 S.F.
TOTAL	1231 S.F.
TOTAL S.F.	7254 S.F.
OVERALL TOTAL CONDITIONED	4754 S.F.
LOT AREA	17169 S.F.
LOT COVERAGE %	33.39%
AVERAGE GRADE	98

PAVING LEGEND	
	GRASS/LANDSCAPING
	HOUSE FOOTPRINT
	CONCRETE
	WATER
	PORCH

LEGEND	
	EXISTING TREE
	RED OAK
	CREAP MYRTLE
	RED OAK
	RED OAK
	LIVE OAK
	LIVE OAK
*** THERE ARE NO PLANS TO REMOVE ANY EXISTING TREES	
	ELECTRICAL LINE
	SEWER LINE
	WATER LINE
	DATA LINE
	GAS LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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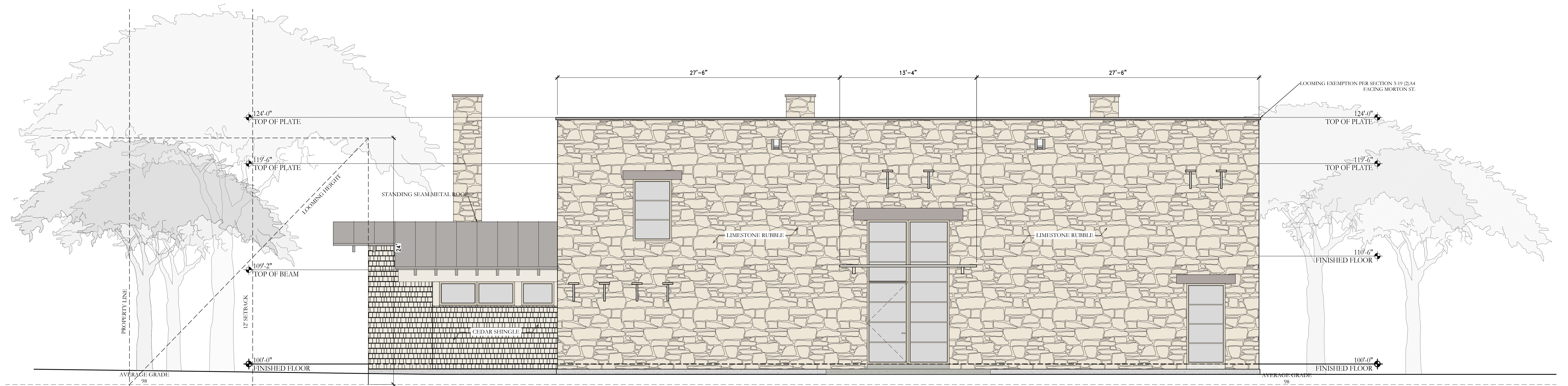


1 Site Plan

Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 733-9722
Site Plan
Cain Residence 820 Cambridge Oval San Antonio, TX 78209

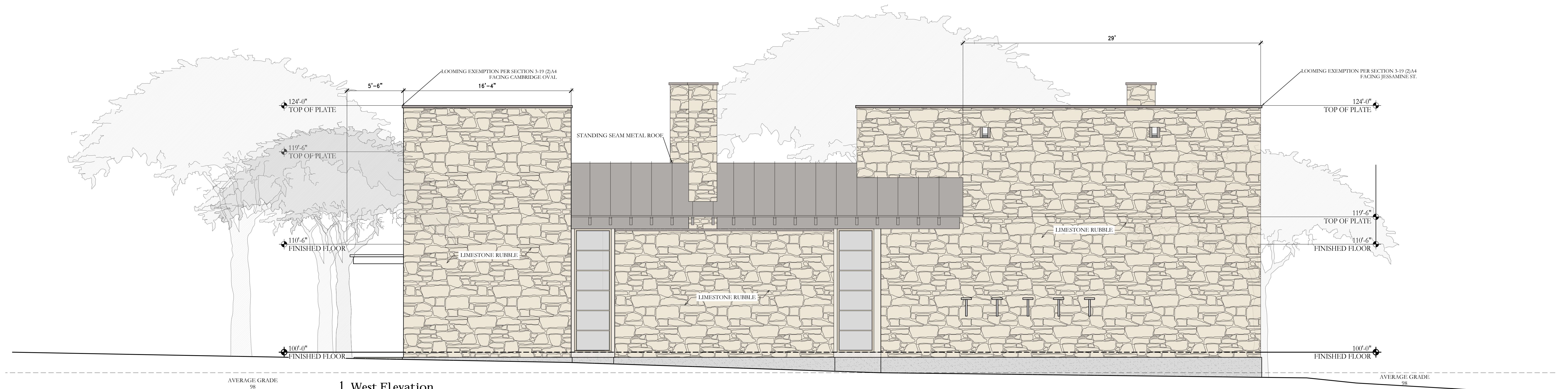
ROOF PLAN LEGEND:	
①	TPO
②	STANDING SEAM METAL





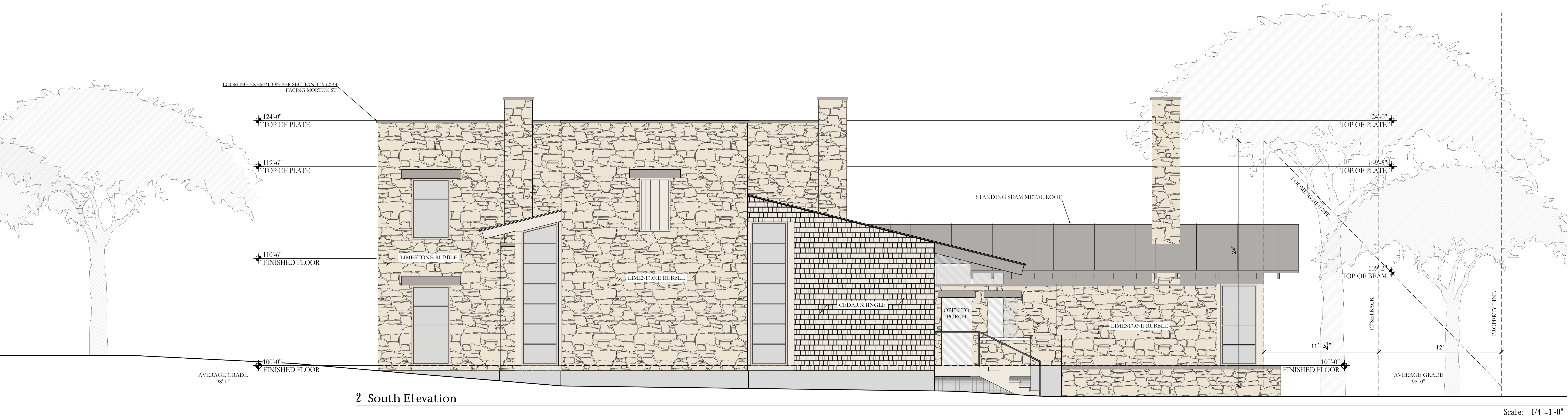
2 North Elevation

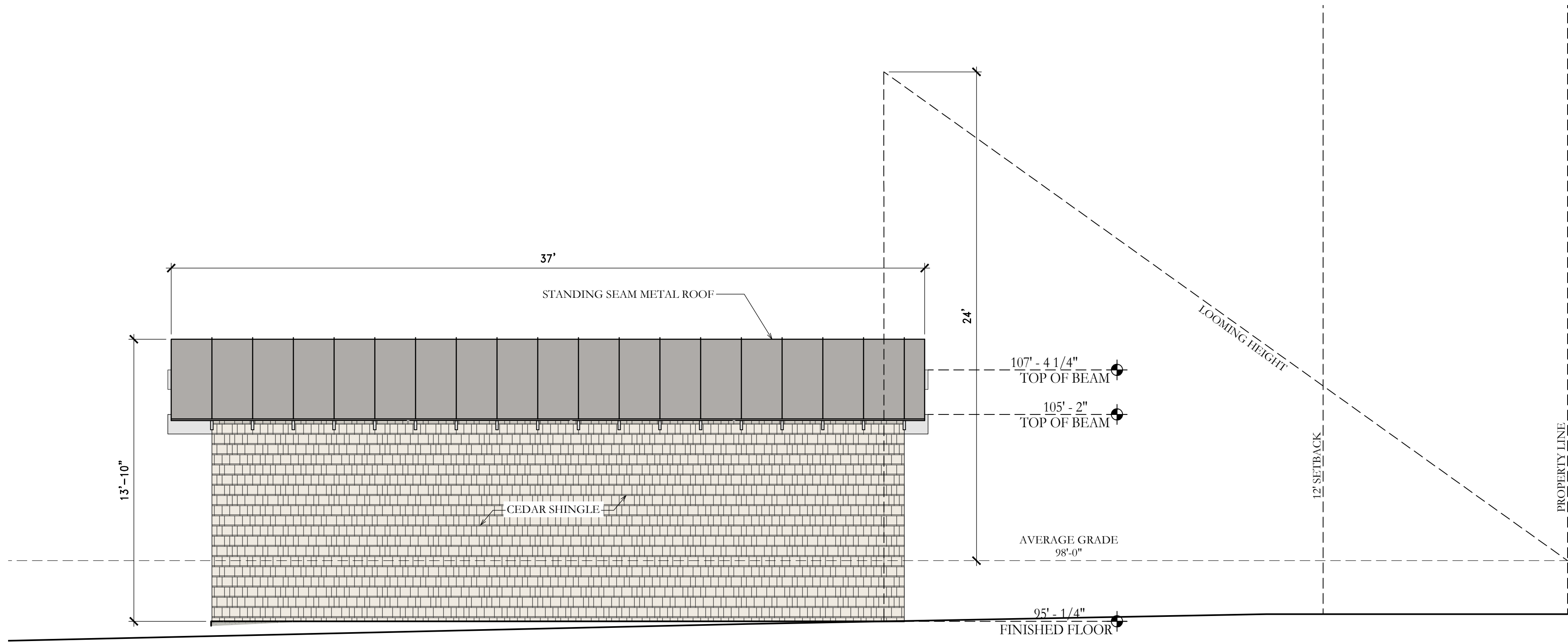
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1 West Elevation

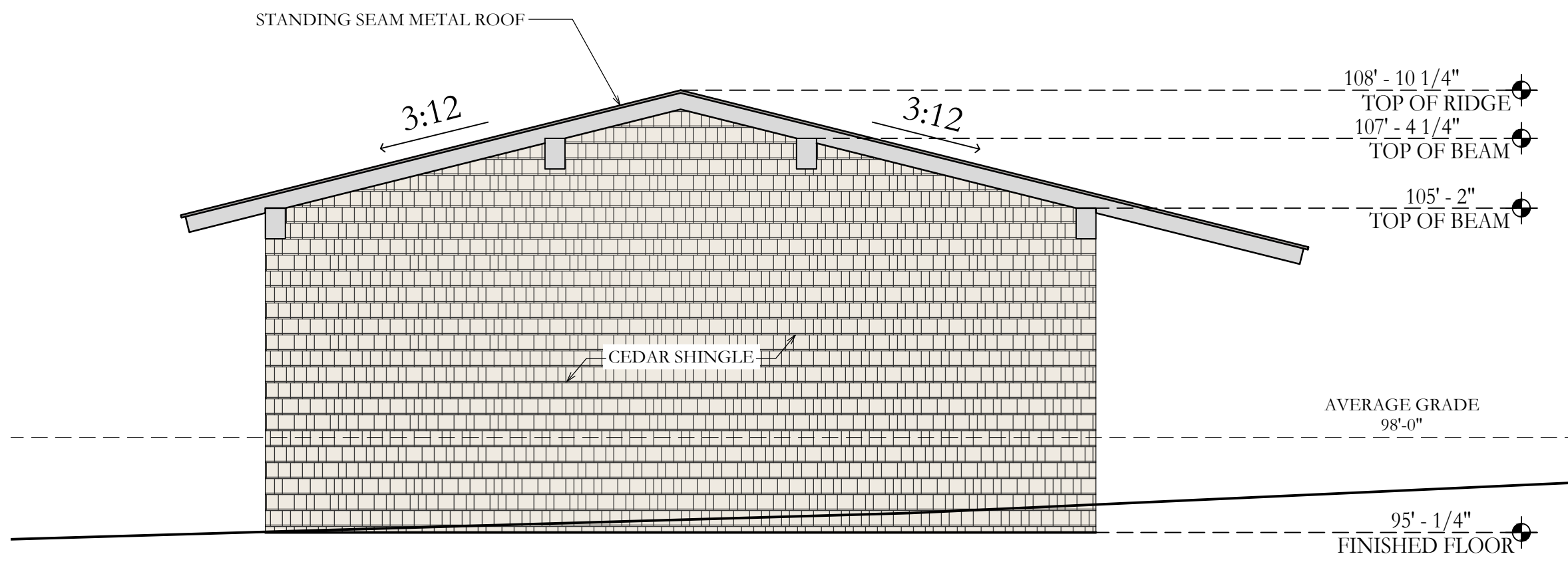
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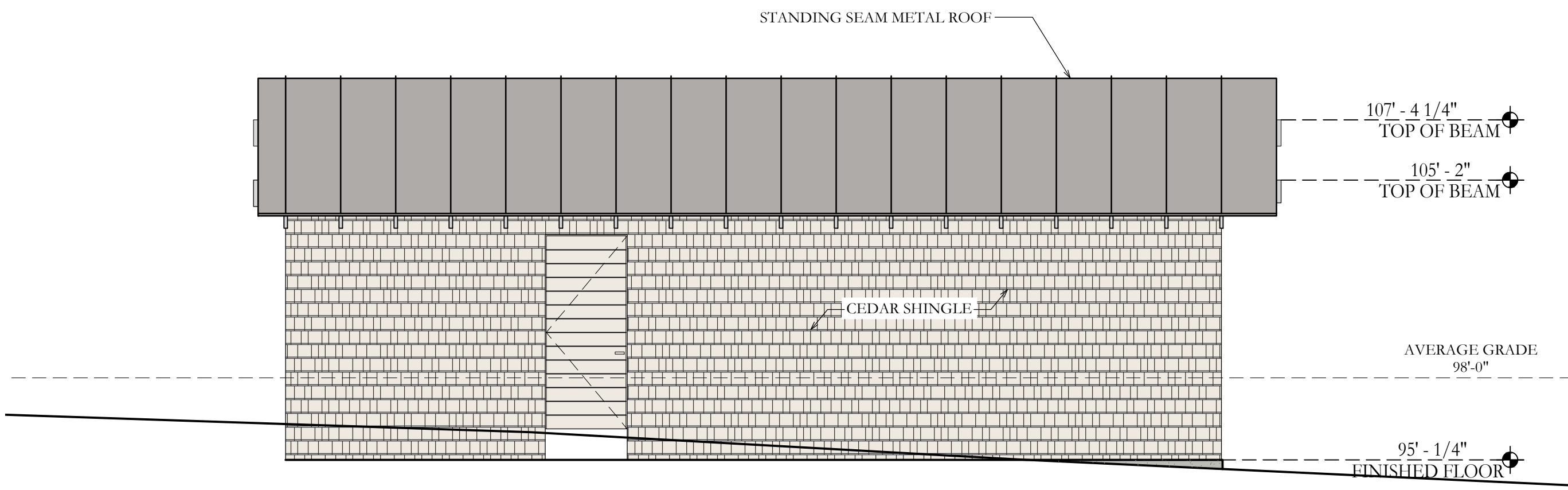
1 North Elevation

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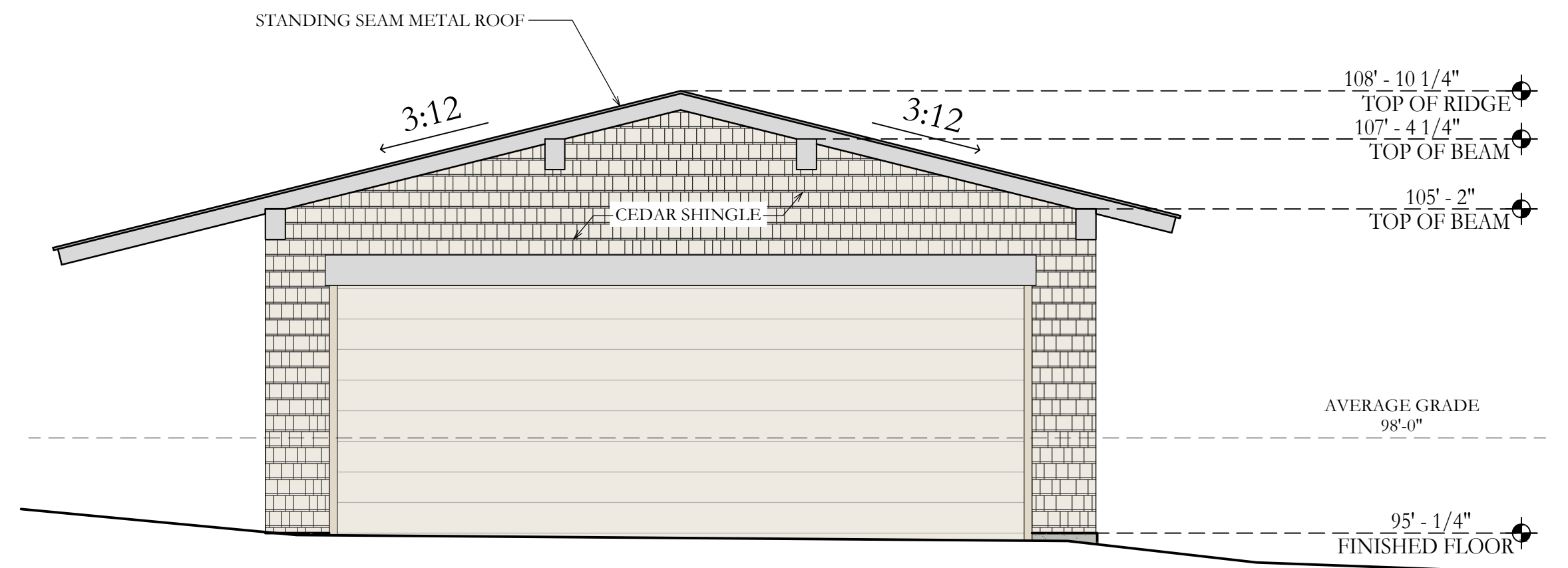
2 East Elevation

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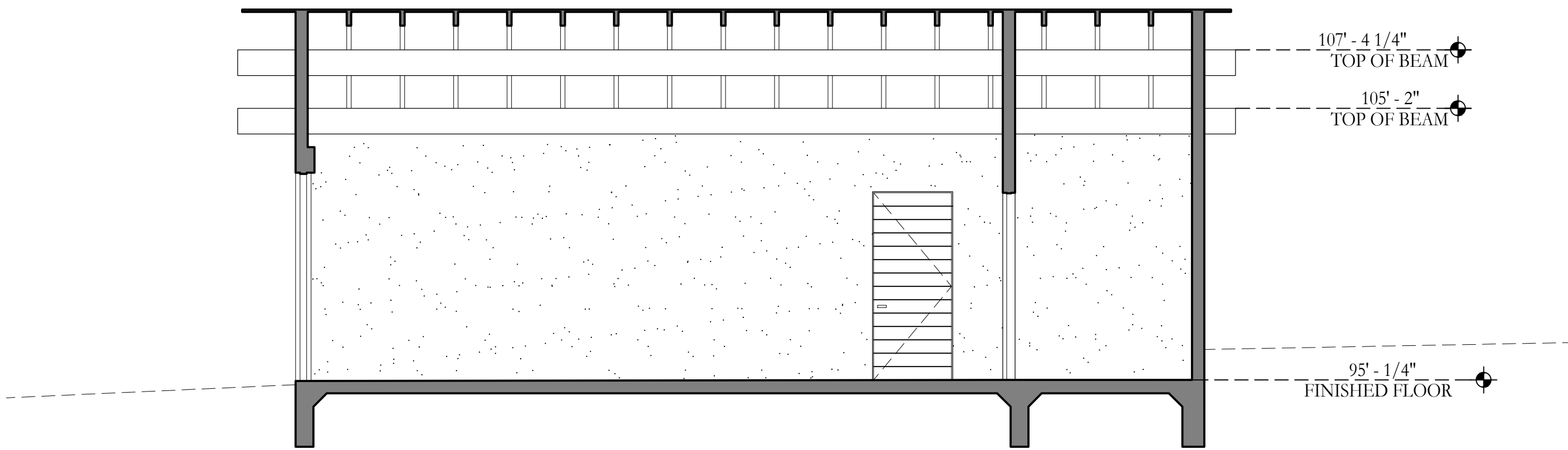
3 South Elevation

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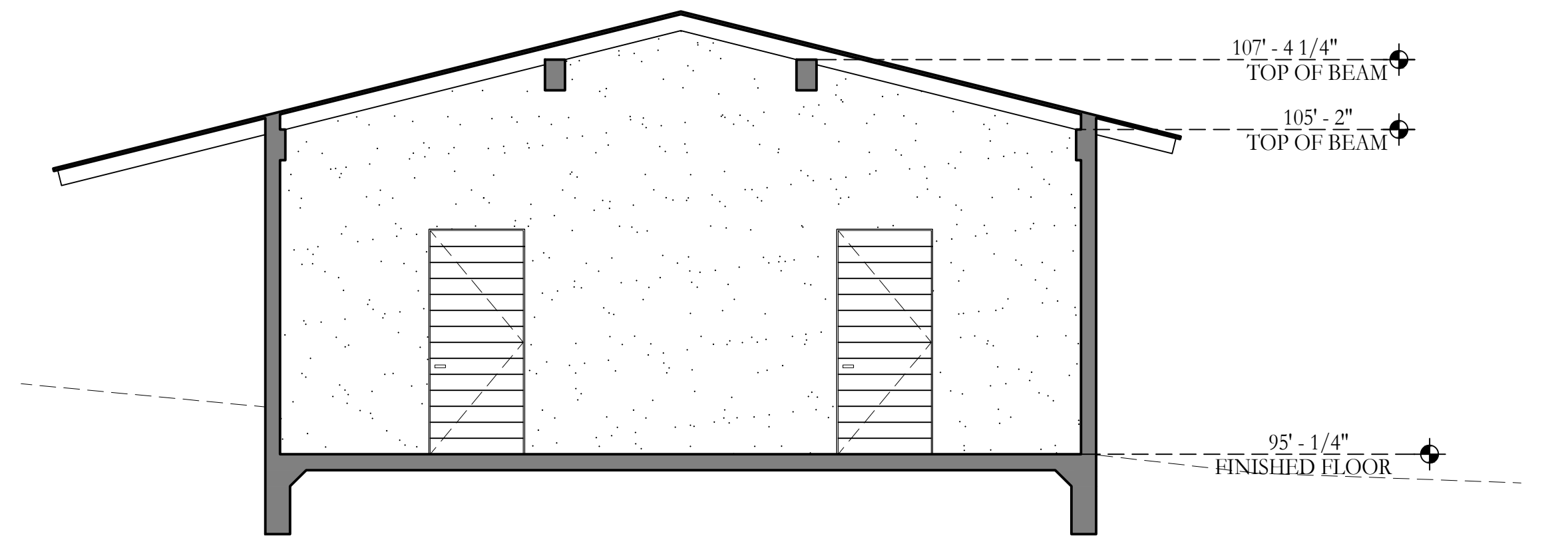
4 West Elevation

Scale: 1/4"=1'-0"



5 Building Section

Scale: 1/4"=1'-0"



6 Building Section

Scale: 1/4"=1'-0"